



## **Request for City Council Committee Action From the Department of Public Works**

**Date:** April 5, 2011

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Subject:** **Talmage Ave SE Reconstruction Project No 2225: Designation, Cost Estimate, Set Public Hearing**

**Recommendation:**

- a. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the Talmage Ave SE Project No 2225 street improvement project.
- b. Adoption of a Committee Report receiving the cost estimate of \$1,920,000 for the street reconstruction project, the list of benefited properties, directing the City Engineer to prepare a proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties by applying the 2011 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on June 7, 2011, before the Transportation and Public Works Committee.
- c. Setting of a public hearing to be held on June 7, 2011 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street construction project and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances

These Resolutions may be authorized for summary publication.

**Previous Directives:**

- January 14, 2011 – Layout Approval.

**Prepared by:** Beverly Jo Warmka, P.E., Project Engineer 673-3762  
Suzette Hjermstad, R.E. Investigator II, 673-2401  
Don Elwood, P.E., Director, Transportation Planning and Engineering 673-3622

**Approved by:**

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Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Beverly Jo Warmka, P.E., Project Engineer

**Reviews**

Permanent Review Committee (PRC):	Approval	NA	Date
Civil Rights Affirmative Action Plan	Approval	NA	Date
Policy Review Group (PRG):	Approval	NA	Date

**Financial Impact**

Special Assessments against benefitted properties

**Community Impact**

Neighborhood Notification: Public hearing notices to be mailed prior to public hearing

City Goals: A SAFE PLACE TO CALL HOME: the city's infrastructure will be well-maintained, people will feel safe in the city.

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

**Background/Supporting Information**

This project will reconstruct Talmage Avenue Southeast between 29<sup>th</sup> Avenue Southeast and 33<sup>rd</sup> Avenue Southeast (approximately 0.25 miles in length) serves an industrial/commercial area and carries low volume (primarily truck) traffic. The existing Average Daily Traffic (ADT) is 106 and a future (2032) ADT is estimated at 160. Talmage Ave SE is a Municipal State Aid Roadway (MSA 451) and is in the City's 2011-2012 Capital Improvement Program (CIP).

The purpose of the project is to improve the condition of the deteriorating roadway surface. This segment of Talmage Ave SE is constructed of oil-dirt and has never been constructed to current City standards. The project would also add curb, and gutter, to improve the drainage of the street, and add sidewalks for pedestrian safety, to meet the current and future transportation and land use needs.

The current unpaved oil-dirt surface carries two-way traffic and allows for parking. The proposed roadway is 44 feet and has one moving lane in each direction and parking on both sides.

The Talmage Ave SE project will consist of asphalt road surface, curb, gutter, signage, storm drains, concrete drives, and sidewalks.

**Schedule and Funding**

Talmage Ave. is scheduled for construction in 2011 and the 33<sup>rd</sup> Ave. portion of the project will be constructed in 2012.

The cost estimate for Talmage Ave. is \$1,920,000. The project will be partially reimbursed by Minnesota Stat Aid funds. The remaining budget is funded by net debt bonds and assessment bonds.

**Assessments**

As provided in Chapter 10, Section 8 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefitted by and assessed for the Talmage Ave SE Reconstruction Project. The street construction special assessments would be determined by applying the 2011 Uniform Assessment Rates to the land area of benefitted parcels located within the street influence zone along the improved streets. The 2011 construction assessment rates are as follows:

\$2.05/sq ft – Non-Residential

\$0.77/sq ft – Residential

**Abandonment and Removal of Conflicting Areaways**

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting

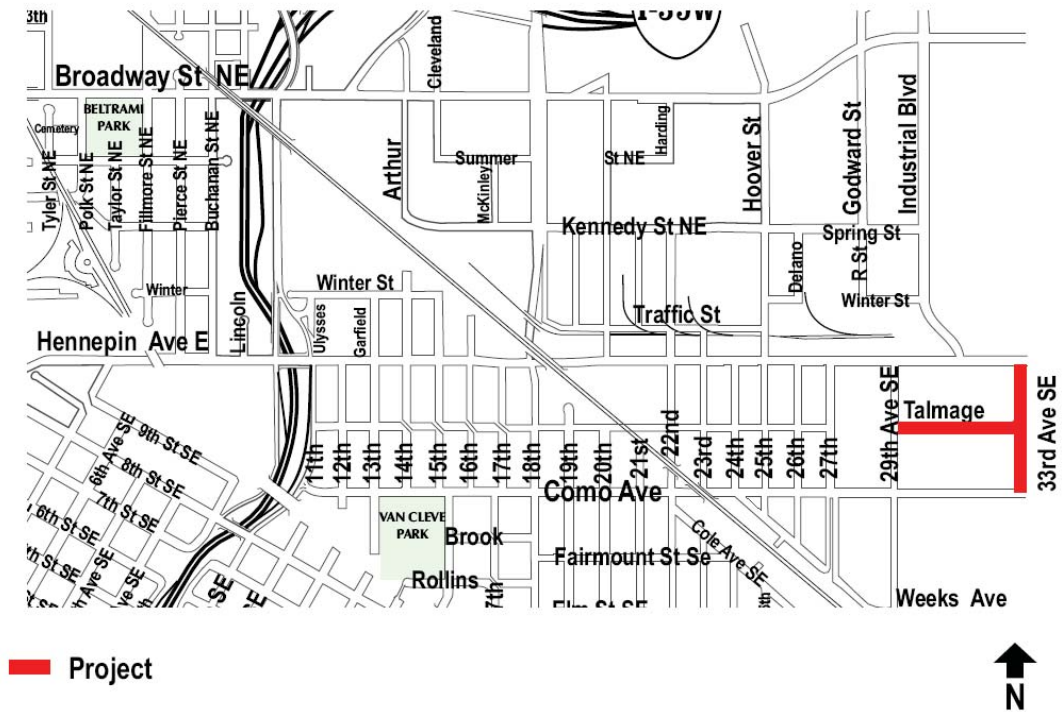
areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. It is our recommendation that this areaway public hearing be held in conjunction with the 25th Avenue SE Project. Prior to the areaway public hearing notices being given, the City Engineer will have provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

Attachments: *Project Map*

Cc: Council Member Kevin Reich, Ward 1  
Jack Qvale, Secretary, Board of Estimation and Taxation  
Craig Troutman, Finance

**Talmage Ave SE Reconstruction  
Project Map**

**33rd Ave SE and Talmage Ave**



**T&PW** – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the Talmage Ave SE Reconstruction Project, Special Improvement of Existing Street No 2225.

**Colvin Roy**

**TALMAGE AVENUE SOUTHEAST RECONSTRUCTION PROJECT  
SPECIAL IMPROVEMENT OF EXISTING STREET NO. 2225**

**Designating the improvement of certain existing streets at the locations described hereinafter.**

Resolved by the City Council of the City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 6 of the Minneapolis City Charter, by paving with plant mix asphalt and concrete, with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed.

Talmage Ave SE from approximately 29<sup>th</sup> Ave SE to 120 feet west of the west ROW line of 33<sup>rd</sup> Ave SE.

**T&PW** – Your Committee, having received a cost estimate of \$1,920,000 for street construction improvements and a list of benefited properties for certain locations in the Tamlage Ave SE Reconstruction Project, Special Improvement of Existing Street No. 2225, as designated by Resolution 2011R-\_\_\_\_\_, passed April 15, 2011, now recommends that the City Engineer be directed to prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2011 Uniform Assessment Rates as per Resolution 2011R-036, passed January 28, 2011.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee on June 7, 2011, in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the construction of the above designated street location, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.